



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Chairman

Patrick McDowell

Planning Board Members

Anthony Sutton (Vice Chair)

Marty Prevost

Robert Herrmann

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

Jason Rogers

Susan Teas Smith

Special Called Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, September 5, 2019, 5:30 PM

A. CALL TO ORDER

B. BUSINESS

1. Public hearing to consider Special Use Permit Request to locate a school within the Folkmoot Center Hazelwood Urban Residential District (H-UR) at 112 Virginia Avenue, PIN 8605-92-6127
2. Continuation of Board Discussion on the Comprehensive Land Use Plan Update Draft, Chapter 4.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

2

Planning Board Staff Report

Subject: Special Use Permit (SUP) Application to operate a school at
The Folkmoot Center
Ordinance Section: 3.7.3
Applicant: Angeline Schwab, Executive Director, Folkmoot USA
Meeting Date: September 5, 2019

Summary Information

Proposed Location: 112 Virginia Avenue (PIN 8605-92-6127)
Property Owner: North Carolina International Folk Festival, Inc.
Acreage of site: 2.07 acres
Zoning District: Hazelwood Urban Residential
Existing Development: Folkmoot USA (Formerly Hazelwood School)

Background

The subject property is a 2.07-acre lot located at 112 Virginia Avenue. The building on the property currently houses Folkmoot USA. An application has been made for a Special Use Permit (SUP) to operate a school in a portion of the building known as B-Wing. The school would be operated by The Academy at SOAR, which is a branch of SOAR (Success Oriented Achievement Realized) Incorporated.

The property is located within the Hazelwood Urban Residential District, in which schools are permitted to operate with an SUP.

The purpose and intent of the Hazelwood Urban Residential District, as established by the Land Development Standards, Section 2.3.4(B) states:

The **Hazelwood Urban Residential District (H-UR)** is a traditional walkable neighborhood of mostly small, well-built housing in an area where sufficient urban facilities are available. It is a self-contained community with affordable housing, smaller well-kept lots, narrow tree-lined streets and distinct edges and centers. Major public spaces including a park and the "old" Hazelwood School are located in this neighborhood. Since it is convenient to shopping and employment, the goal for Hazelwood is to encourage infill development and the rehabilitation of existing structures in keeping with the residential scale and character of the existing neighborhood. Limited non-residential uses supporting the community are permitted if contributing in scale, design and use to the area. Pedestrian amenities are to be enhanced with all new development as are the development of access points to different parts of Waynesville from the Hazelwood neighborhood. Parking on public streets is permitted and encouraged as an alternative to the development of new parking lots.

Surrounding Land Use/Zoning Patterns

The property is surrounded on the north, south, and west by a single 9.09-acre property owned by Haywood County Schools which contains a day care, a multi-purpose building, athletic fields, and parking areas. To the east, across Virginia Avenue, the property is bordered by single-family dwellings. All surrounding properties are also located within the Hazelwood Urban Residential District.

School Background

The Academy at SOAR functions as a hybrid residential boarding school that operates on a four-week cycle. Groups of no more than sixteen students spend two weeks on campus in a traditional classroom setting and then two weeks on expeditions in various outdoor settings. This arrangement allows SOAR to serve 16 students on campus during most of the school year. Each expedition provides students with opportunities to discover the natural world, face and overcome challenges, push past perceived limits, develop and utilize teamwork and communication skills, and practice problem-solving skills with real-world applications.

The Academy at SOAR is a North Carolina certified non-public co-educational boarding school. It is accredited regionally through AdvancEd (SACS) as a fully accredited secondary school. The school currently serves a maximum of 32 male and female students, grades 7-12, who are diagnosed with a learning disability and/or ADHD.

Proposed Use

The application for SUP proposes using existing space in the B-Wing of the Folkmoot Center in the following ways:

B-Wing First Floor – (1) Rooms B1, B2, B3, and B4 for resident student dorms; (2) the shower facilities for hygiene for up to 32 students; and (3) the multipurpose room for physical education class and after-school recreation seven days a week during the school year.

B-Wing Second Floor – (1) Academic and school administrative offices for day use Monday through Friday; (2) rooms B5, B7, B9, and B10 for classrooms; (3) B8 for administrative offices; and (4) B6 for the infirmary/medical room.

Dining facility – The Academy at SOAR employs a qualified chef for student meals. Students would utilize this space seven days a week for up to three meals a day during the school year.

Supplemental Use Standards

The Land Development Standards, Section 3.7.3, calls for the following supplemental standards to be applied to elementary and secondary schools:

Buffering: Schools must be buffered from adjacent residentially zoned property with a Type B buffer as set forth in Section 8.4.2.B.

Site Design/Access:

1. Parking and active recreation areas shall not be located within the required yards.
2. Primary access shall be provided from thoroughfare and collector streets. Local residential streets shall not be used for primary access.
3. Connectivity (vehicular and pedestrian) to surrounding residential areas is encouraged.

It is the consensus of staff that the standards for buffering are not applicable in this scenario for two reasons: (1) the proposed use of a portion of this property as a school will take place in an existing structure that has been at this location since 1923 and was originally built as a school, and (2) the relevant portion, B-Wing, is surrounded by a day care to the north, a multi-purpose building to the south, and parking and outdoor recreation space to the west, all of which makes little sense to buffer. Additionally, B-Wing is separated from the single-family dwellings to its east by Virginia Avenue, a street with a sidewalk and on-street parking.

The site design and access standards will be met by the proposed use.

Findings of Fact

In order to approve an application for a Special Use Permit, the Planning Board must make six findings of fact. Staff consensus is that the Planning Board could make the findings as follows.

1. The proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.

The building in question was originally constructed as a school and is considered a significant landmark in the neighborhood. Neither the building's exterior nor the landscaping will be changed.

2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The existing parking area in the rear of the building will accommodate staff, faculty, and visitors. Because the school is residential, there will be no daily drop-off or pick-up traffic.

3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.

Adequate utilities are available for the proposed use.

4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed use will not be noxious or offensive by any of the above-listed reasons.

5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.

Because the proposed use will not change the exterior of the building, the landscaping, or the overall site plan, it will not impede the orderly development of surrounding properties within the district.

6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare.

The proposed use will not be detrimental to or endanger the public health, safety, or general welfare.

Staff Recommendations

The purpose and intent statement for the Hazelwood Urban Residential District specifically recognizes the Folkmoot Center (referred to as the “old” Hazelwood School) as a major public space within the district. Additionally, the statement establishes a goal to “encourage infill development and the rehabilitation of existing structures in keeping with the residential scale and character of the existing neighborhood,” which could certainly describe the proposed use of operating a small-scale school at this location.

Based on these factors and the staff responses to required findings above, it is concluded that the Planning Board could approve the application for a Special Use Permit for The Academy at SOAR to operate a school as described in their application at 112 Virginia Avenue.

Attachments

Special Use Permit Application

Memo from Angie Schwab, Executive Director, Folkmoot USA

Building Photograph & Location Map

Zoning Map

Property Report

Aerial Close-Up of Building

Letters of Support (3)

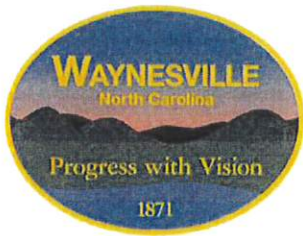
Summary of Emergency Board Meeting Regarding the Proposed SOAR Project

Proposal for New HVAC Equipment from Messer Heating & Air

Public Notification for Special Called Meeting and Public Hearing

Recommended Motions

Motion to (Approve) (Approve with Conditions) (Deny) a Special Use Permit to operate a school as described in this staff report at 112 Virginia Avenue in the B-Wing of the Folkmoot Center.



7

TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street, Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492

Application Cover Sheet For Quasi-Judicial Proceedings

This form must be accompanied by all information required pursuant to the Land Development Standards Chapter 15. All drawings and site plans to be considered shall be to scale and sealed by a qualified design professional. Hearing will not be scheduled until application materials are deemed complete by the Administrator.

Project Name: FolkMoot seeks permit for school in building B

Property Location: 112 Virginia Avenue PIN: 8605-92-6127

Property Owner(s): FolkMoot, NC International Folk Festival

Owner Mailing Address: PO Box 658 Telephone: 828-452-2997

Name of Applicant (if different from Owner) Angeline Schwab, Executive Director
If applicant is different from owner, than authorization form must accompany this application.

Applicant Address: 112 Virginia Avenue, Waynesville NC 28786

Email: angie@folkMoot.org Telephone: 828-550-9336

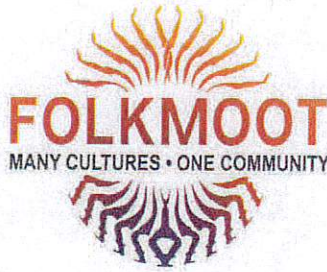
Type of Permit/Process Type: ☐ Site Plan/Design Review (Major) Planning Board
☒ Special Use Permit Planning Board
☐ Certificate of Appropriateness (Major) HPC
☐ Appeal of an Administrative Decision ZBA
☐ Variance ZBA

Office Use Only:

Date Application Received: 8/19/19

Date of Scheduled Hearing: 8/29/19

Fee: _____



8

August 29, 2019

Elizabeth Teague
Town of Waynesville
Development Services
PO Box 100
Waynesville, NC 28786

Ms. Teague:

The Folkmoot organization is in application for revised zoning and special permitting for a portion of our community facility, "building B" to be leased to the SOAR Academy. Building B was built in 1923 and operated within the Haywood County School system until 2004. In 2014, the school system transferred ownership of the property to Folkmoot. The building has been used for educational workshops and festival housing since Folkmoot since then and operated as a community center.

Folkmoot was approached by the SOAR Academy on July 29, 2019 with a request to lease building B of the Folkmoot Center as a full-time school facility and dormitory beginning September 2019. Please see SOAR "school background" and "building use" descriptions below.

With a lease agreement for 10-months a year, Folkmoot can continue to maintain dormitory facilities for festival performers through the summer. An agreement with SOAR will also create opportunities for HVAC installation, electric, new windows and technology upgrades to the building.

The following information describes SOAR's usage plan for building B and the school's background:

Proposed School building usage plan for Folkmoot Center

The Academy at SOAR would like to use the building spaces in the B-Wing of the Folkmoot Center in these ways:

B-Wing first floor – Resident students' dorms in B1, B2, B3 and B4 rooms, the shower facilities for hygiene for up to 32 students and the Multipurpose room for Physical Education class and after school recreation seven days a week during the school year.

B-Wing second floor – Academic and school administrative offices for day use Monday thru Friday. B5, B7, B9 and B10 used as classrooms, B8 for Administrative offices and B6 as the infirmary/med room.

Dining facility – The Academy at SOAR employs a qualified chef for student meals. Students would utilize this space seven days-a-week for up to three meals-a-day during the school year.

School Background:

Academy at SOAR functions as a hybrid residential boarding school that operates on a 4-week cycle: Student groups spend two weeks on campus in a more traditional type classroom setting and then two weeks on expeditions. This allows us to serve 16 students on campus during most of the school year. We are a positive performance strengths focused design. Each expedition provides students with opportunities to discover their world, face challenges and obstacles, and to uncover abilities in themselves they may not have realized. Unlike traditional school settings, an outdoor adventure school setting is rich

North Carolina's International Folk Festival

PO Box 658 • Waynesville, NC 28786 | 828.452.2997 | www.Folkmoot.org | info@Folkmoot.org

in opportunities to push past perceived limits, to develop and utilize teamwork and communication skills, and to practice problem-solving skills with real-world applications, all of which are skills needed as adults in the professional world.

Academy at SOAR is a North Carolina certified non-public co-educational boarding school and a branch of SOAR Inc. (Success Oriented Achievement Realized). SOAR is accredited regionally through AdvancEd (SACS) as a fully accredited secondary school. The school currently serves a maximum of 32 male and female students, grades 7-12, who are diagnosed with a learning disability and/or ADHD. Families look to us when their student experiences difficulty succeeding in traditional educational environments. Our tuition-based institution has historically attracted families of mid-to-upper socioeconomic status from metropolitan areas across the country and occasionally the world.

The following content supports the "Findings of Fact" in the Special Use Permit Application:

Criteria for Special Use

1. The proposed special use conforms to the character of the neighborhood, considering the location, type and height or structures and the type and extent of landscaping on site.
 - There will be no change in the height or structure of the school building.
 - SOAR's program will make it possible for Folkmoot to install heat and air in building B and make repairs that will improve the conditions for performers of the summer festival each summer.
 - Haywood County Schools continue to operate the Alternative Learning Center next door, administrative offices and the Schools Conference Center in adjacent buildings on Virginia Avenue.
 - There will be no environmental or noise impacts associated with SOAR occupancy.
2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on public roads.
 - There will be no noticeable traffic impacts because students do not have access to cars while attending SOAR. The school has four vans and eight faculty who will park behind the Folkmoot buildings. There are no daily pick-up and drop-off times for the students that would require parking or a car line process.
 - The Town and County fire inspectors have evaluated ingress and egress issues and have found the facility meets those requirements.
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
 - Utilities have been evaluated and are adequate for the SOAR Academy.
 - Electrical upgrades will be made to install HVAC in building B.
4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
 - There are no known environmental impacts for the neighborhood.
5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.

- This request is for reuse of a historic building. We will not change the character or nature of the property.
- SOAR will invest in landscaping improvements for building B

6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare.

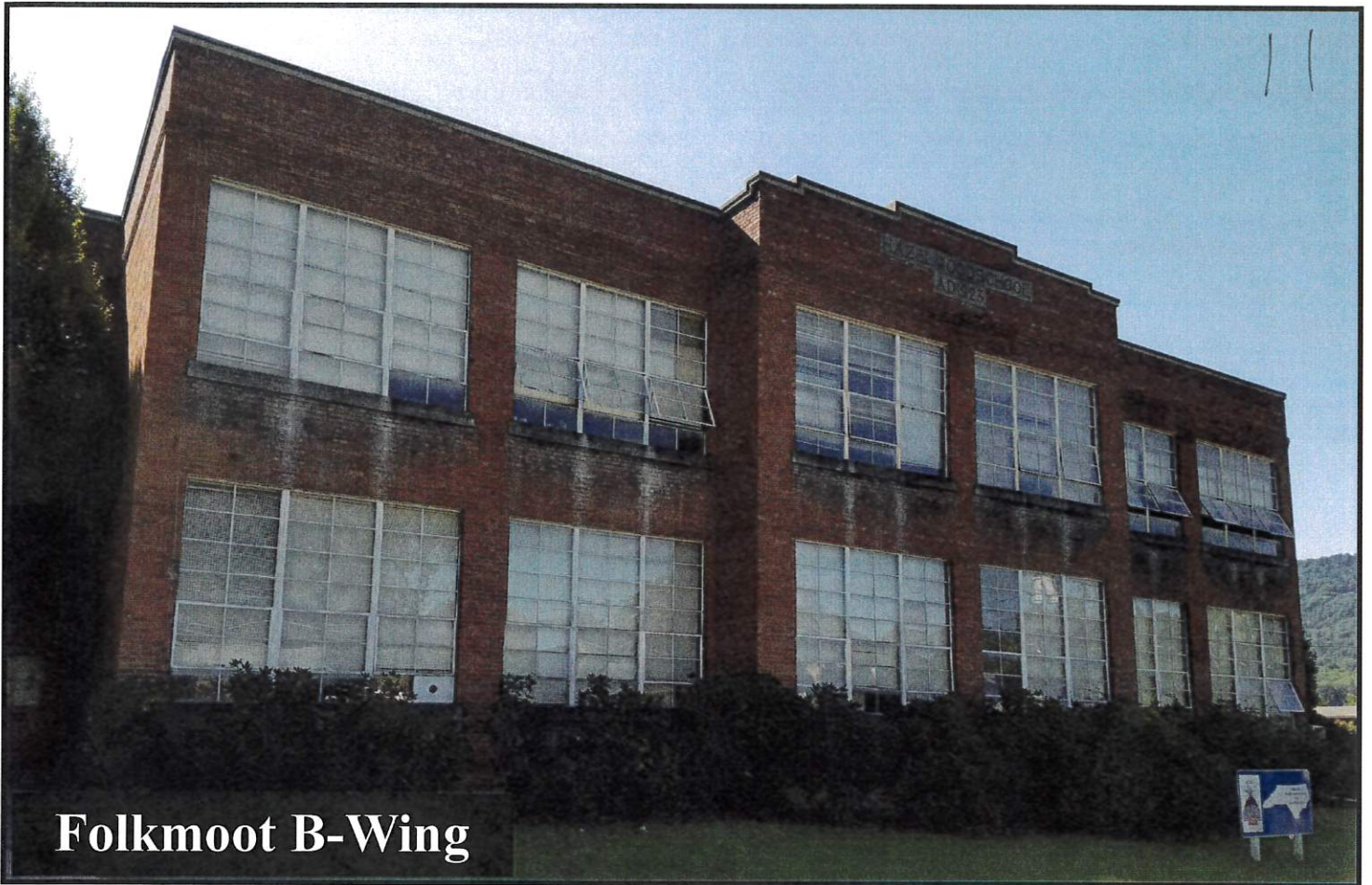
- The SOAR Academy has a good reputation with their former neighbors on Balsam Mountain.
- SOAR students have volunteered for Folkmoot events for several years. Students and faculty are community-oriented and have been pleasant to work with.
- There are no environmental impacts with the project that would endanger public health.
- Folkmoot will have greater opportunity to improve and maintain the Friendship Center buildings in partnership with SOAR. This agreement will improve the appearance of the Hazelwood Neighborhood around Virginia Avenue.

Thank you for your consideration and assistance.

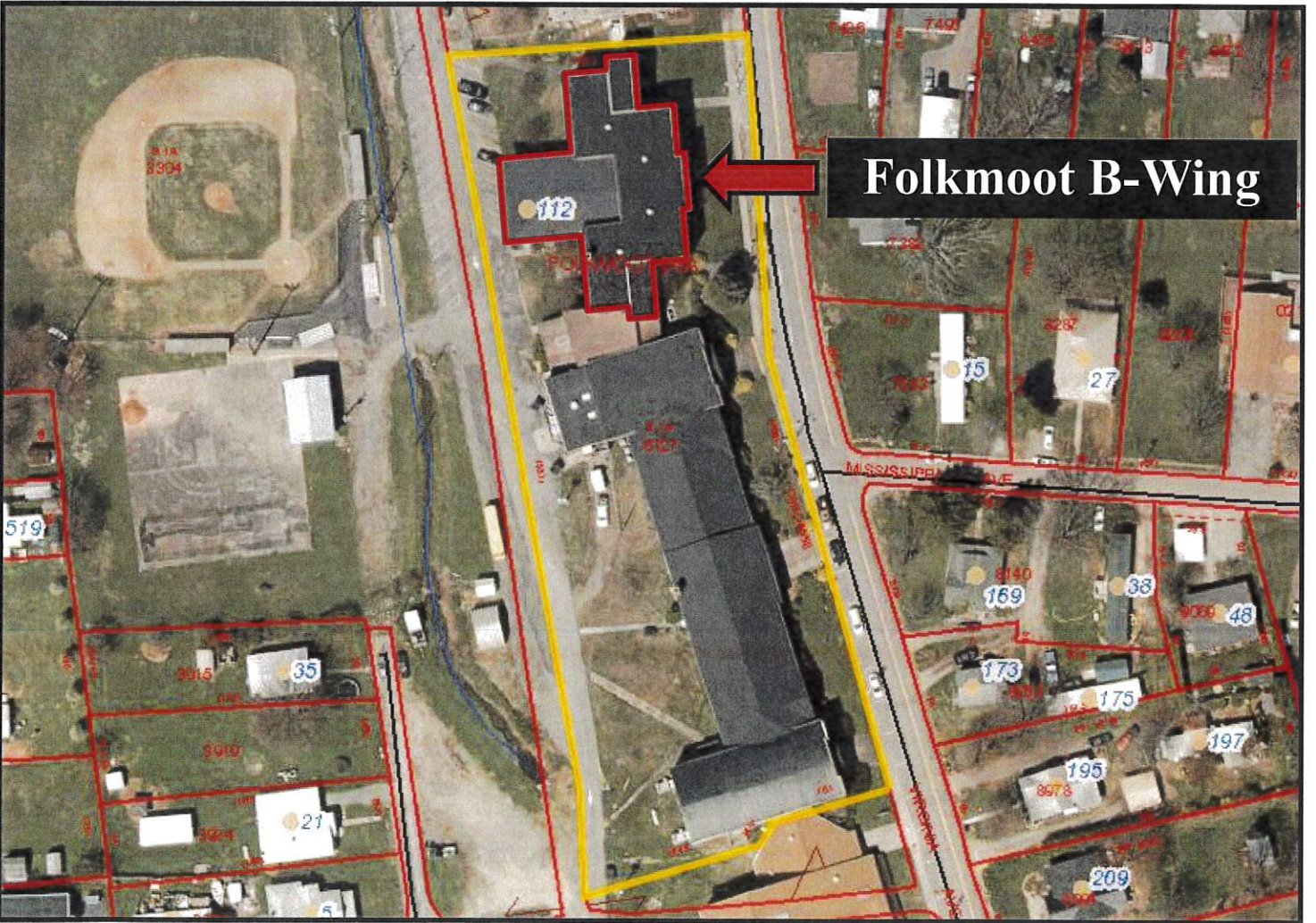
Sincerely,



Angeline Schwab
Executive Director
c. 828-452-2997
e. angie@folkmoot.org



Folkmoot B-Wing

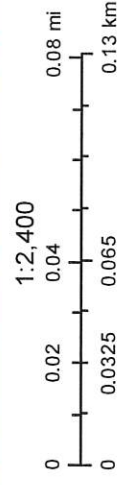


Folkmoot B-Wing

Folkmoot Zoning



August 14, 2019



Report For

NORTH CAROLINA INTERNATIONAL FO
112 VIRGINIA AVE
WAYNESVILLE, NC 28786

Account Information

PIN: 8605-92-6127

Legal Ref: 868/135

Add Ref: CABG/6550

Site Information

BROOKWOOD PLACE
SCHOOL, SCHOOL, SCHOOL, SCHOOL
Exmpt,Exmpt,Exmpt,Exmpt
112 VIRGINIA AVE

Heated Area: 7084

Year Built: 1946

Total Acreage: 2.07

Township: Town of Waynesville

Site Value Information

Land Value: \$62,100

Building Value: \$1,529,700

Market Value: \$1,591,800

Deferred Value: \$0

Assessed Value: \$1,591,800

Sale Price: \$0

Sale Date: 6/17/2014

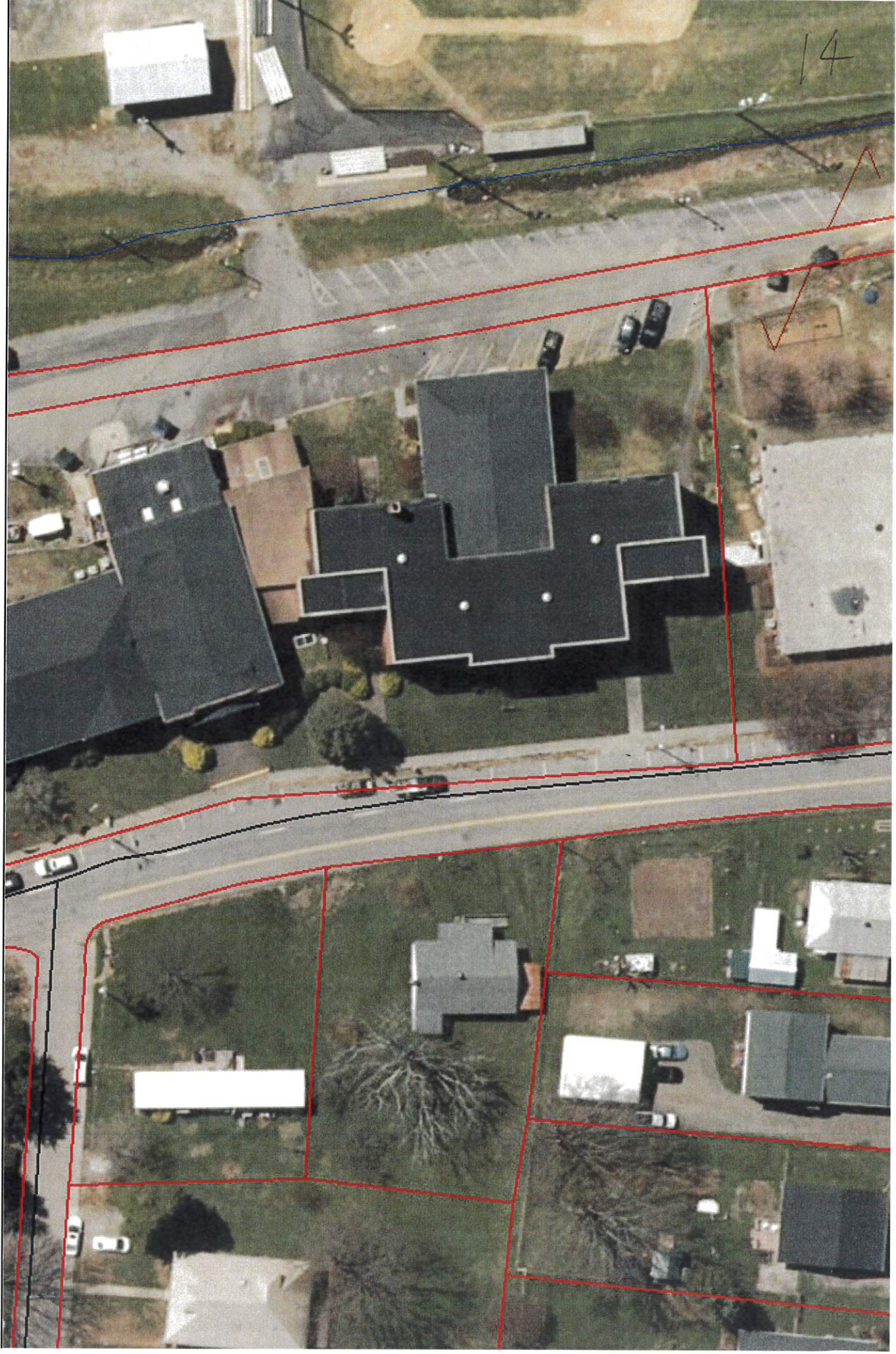


1 inch = 200 feet

August 12, 2019

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

14



0 0.005 0.0

CLARENCE H. DICKSON, III

Attorney at Law
137 HAZEL STREET
WAYNESVILLE, NC 28786
TELEPHONE (828) 456-8082
FAX# (828) 456-8593
chdickson@chdicksonlaw.com

August 20, 2019

VIA EMAIL ONLY:

eteague@waynesvillenc.gov
angie@folk moot.org

RE: Jones Family - SOAR

To whom it may concern:

I have known the Jones family and their SOAR program for many decades. They are very professional and I have always been impressed with their dedication to students with learning disabilities. I am sure they would be an excellent tenant at the Folkmoot Center.

Please let me know if you have any questions.

Thank you,



Chuck Dickson
CHD, III/jd-g

Elizabeth Teague

From: Karen Owens <karen.starranch@gmail.com>
Sent: Monday, August 19, 2019 6:35 PM
To: Elizabeth Teague; angie@folk moot.org; jana@soarnc.org
Subject: SOAR request

Dear Town of Waynesville, Folkmoot Center, and Neighbors of the Folkmoot Center:

I want to take the opportunity to write a favorable recommendation on behalf of the students of the Academy at SOAR. They have volunteered at STAR Ranch Rescue for approximately 10 years. The students are always supervised by staff, timely, cooperative, polite, and happy to help. As I understand it, the students attending the Academy at SOAR have learning challenges, but do not have behavioral problems, addictions, or inappropriate conduct. Quite to the contrary, we have found them to be a delight to work with, eager, and intelligent learners.

The work at STAR Ranch is hands on, often painting fences, brushing horses, cleaning stalls and picking up rocks. The students seem to enjoy the often 'not easy' tasks and work together well in small groups. We look forward to their help every year. These students come from all over the United States as we have each one put a pin in the map in our classroom. I can't help but think their time together is life changing in many ways.

I have no reservations in recommending the students and staff of the Academy at SOAR as they seek lodging and classroom accommodations at the Folkmoot Center.

Thank you for helping them.

Karen Owens, Pres.

--
STAR Ranch
A Refuge for Horses in WNC
www.star-ranch-rescue.com
828-400-4940

Elizabeth Teague

From: Laura Williams <lwilliams@HVOINC.com>
Sent: Tuesday, August 20, 2019 8:33 AM
To: Elizabeth Teague; angie@folk moot.org
Cc: Jana Jones (jana@soarnc.org); Phyllis Brooks; Crystal Robinson
Subject: SOAR

Dear Town of Waynesville, Folkmoot Center, and Neighbors of the Folkmoot Center:

I want to take the opportunity to write a favorable recommendation on behalf of the students of the Academy at SOAR. HVO have served the students at SOAR over the last two school years, providing pre-vocational services in a classroom setting, and hope to continue to do so in the future. The students are always supervised by staff, timely, cooperative, polite, and happy to help. We value our partnership with SOAR and are always pleased to see them return to the classroom from year to year. As I understand it and have experienced firsthand, the students attending the Academy at SOAR have learning challenges, but do not have behavior problems, addictions, or inappropriate conduct. Quite to the contrary, we have found them to be a delight to work with, eager, and intelligent learners.

I have no reservations in recommending the students and staff of the Academy at SOAR as they seek lodging and classroom accommodations at the Folkmoot Center.

Thank you,

Laura Williams
Vocational Adjustment Coordinator, CESP
HVO, Inc.
172 Riverbend Street
Waynesville, NC 28786
Phone - (828) 456-4455 Ext. 1124
Fax- (828) 456-8639
www.hvoinc.com

Electronic Privacy Notice: This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it.

Emergency Board Meeting: SOAR Project – Building B, Folkmoot Friendship Center, August 12, 2019

Summary of Project

Project Soar approached Folkmoot before the festival about renting space in Building 'B'. See more about them: <https://soarnc.org>

Soar is in need of dorm, classroom, kitchen and dining space. They work with 32 coed students aging from middle to high school age kids with autism. During the year, they rotate 16 students in two week shifts between classroom and some outdoor activities in the states and abroad. Only at the beginning of the school year, holidays and end of the school year would all students be present.

Soar's school year runs August 15-May 15. Ten months. Their occupancy would not disrupt the festival and would require some work arounds during year around programming schedules.

On Monday, after the festival, Angie and I met with the Soar representative, the town of Waynesville building inspector along with the health inspector.

For dorm space, the building would have to be heated and they may need a large refrigerator.

Angie, Bill and I met with Messer Heating, a company that's won the last three or four bids with the County, that do excellent work with a low call back rate as well. Tomorrow or Tuesday Angie and Bill will meet with the electrician.

Messer's bid came in at \$89,181. This did not include electrical or heat for the bathrooms. So for discussion purposes, let's call it \$100K to complete the work.

After the back and forth of negotiations, Angie has gotten them to agree to put \$70,000 upfront for the HVAC units, all utilities for building 'B' and expenses if something breaks. We would share expenses in the kitchen. If the roof leaks, that's ours to fix. If Soar, clogs a toilet, that's on them.

This would leave a balance of \$30K to complete the project.

Soar can pay \$3,500/month in rent. There are some moving parts as they've asked that some of the rent would cover their initial investment. Some rent, some credit.

We are asking that in the first year, \$3,000 would be paid as rent and \$500 would be given as credit towards their up-front investment. After the first year, Folkmoot would have received the funds used to complete the HVAC. The caution is if something breaks in the kitchen, etc., we don't have funds to repair.

Years two and three, Soar would pay \$1,000 in rent and \$2,500 a month credit. Over the three years, Folkmoot would be reimbursed the \$30,000 and receive \$20,000 in rent.

Soar will be responsible for the utilities which includes gas/propane, water/sewer and electricity for the ten months they occupy building b. We cover the other two months.

Emergency Board Meeting: SOAR Project – Building B, Folkmoot Friendship Center, August 12, 2019

Discussion items

- Signage on outside of the building
- Adding a water and eye fountains
- Option to renew (% increase in the monthly rate)
- Repair, replace, update expenses and coverage
- How to hang things on walls
- Use of the multi-purpose room
- Permitting as a school
- Storage of beds
- Placement of electric

Notes from SOAR walk thru with Laura Shepherd

- Soar might need to buy a chest freezer to save on the \$400 cost of our freezer.
- Combine all custodial supplies with dishwasher supplies. Include in utilities.
- Buy coffee packets from us and use the coffee maker.
- Wants to install sensor lights in the hallway of the shower rooms.
- Meal times- Breakfast, 7am-8am- Lunch, 11:45-12:45pm- Dinner, 5-6pm
- Need a year round office and will store school items in this room during Folkmoot Festival. Located on the second floor, third room on the left.
- Can use our mops and buckets.
- Will install an electric key pad in the front of the building and one in the back. Will also install a bell ringing, security camera and both entrances.
- Wants to install wipe boards.
- Counted a total of 77 beds that Joe and his crew will take apart and store in A building until they can be moved out back.
- We need to clean out the linen closet from upstairs and have Vivian take an inventory of existing cleaning supplies.

Board Members & Staff Present:

Action Items:

Motion:

Vote:

MESSER

HEATING & AIR

Commercial & Residential
Comfort & Reliability

SYSTEM PROPOSAL

Proposal Submitted to: Folkmoor USA Date: 8/7/2019
Phone # (828) 452-2997 Fax # _____
Street Address: 112 Virginia Ave. Waynesville, NC 28786
Job Location: Dorm Rooms/ Restrooms on Main Level
Email Address: _____

*We propose: To furnish, install and service under warranty (stated below) products or equipment
for your home or business in accordance with the conditions and specifications set forth in this proposal.*

We shall install (10) Carrier 17 SEER 4-ton Mini-Split Heat Pumps w/ (10) 4-ton Carrier Floor Console units to serve each of the Large Dorm Rooms, and (1) Carrier 20 SEER 2-ton Mini-Split Heat Pump w/ (4) 2-ton Carrier Floor Console units to serve the Small Upper Level Dorm Room and 2 Restrooms on the main level. This system shall be installed with new line sets, Line-Hide, and condensate piping.

We will install the outdoor units on the ground in direct proximity to each indoor unit. We will install each of the floor mounted indoor units in between the windows in the center of each room. We will route the upper level piping through the floor in the location of the existing boiler piping and out with the lower level piping. We will route the lower level piping straight through the wall and connect to each respective outdoor unit

This quote includes all labor and materials to complete the above mentioned work with the exception of any unforeseen issues due to the age of the building and the scope of the work.

High Voltage electrical is NOT included.

Warranty Information: This system shall carry a standard 1 year labor warranty, and a 10 year Carrier Parts warranty. All other parts carry a 1 year warranty.

Thank you for the opportunity to provide you with this proposal!

WE PROPOSE TO FURNISH/COMPLETE, AS SPECIFIED ABOVE, FOR THE SUM OF:

TERMS OF SALE: 75% due upon acceptance, 25% due at completion

This proposal is valid for 30 days.

SUBTOTAL	\$ 104,081.63
_____	\$ _____
_____	\$ _____
TOTAL	\$ 104,081.63

ALL WORK PERFORMED WILL MEET AND/OR EXCEED ALL STATE AND LOCAL CODES AND WILL BE PERMITTED AND INSPECTED. ALL WORK TO BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER BY JOURNEYMAN CLASS TECHNICIANS. SWEEPING, DUSTING, AND VACUUMING WILL BE PERFORMED AT THE END OF EACH DAY. ANY DEBRIS WILL BE REMOVED FROM THE PREMISES.

Authorized Signature:  Date: 8/12/2019

Customer Signature: _____ Date: _____



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

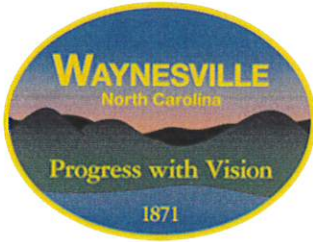
August 20, 2019

For Immediate Publication

Notice of Special Called Meeting and Public Hearing for a Special Use Permit Request Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a special called meeting and public hearing on Thursday, September 5, 2019 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to consider a Special Use Permit Request to locate a school within the Folkmoot Center Hazelwood Urban Residential District (H-UR) at 112 Virginia Avenue, PIN 8605-92-6127. The Board will also continue discussion of the draft Comprehensive Land Use Plan update.

For more information contact the Development Services Office at (828) 456-8647, Byron Hickox email: bhickox@waynesvillenc.gov , mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



22

TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492

EXISTING CONDITIONS

A discussion of the 2035 Comprehensive Land Use Plan, chapter 4.

EXISTING CONDITIONS

4

This chapter provides an analysis of the current conditions in Waynesville. Existing land use is summarized as well as environmental constraints, development suitability, infrastructure and natural and cultural resources.

1. Does chapter 4 accomplish what it sets out to accomplish?
2. Would the Board like to see any changes or additions?
3. Does the Board have any overall observations or comments?

Chapter 4 is where the 2035 Comprehensive Plan begins to talk about the existing land use conditions in and around the Town of Waynesville. This chapter also discusses the current status of our infrastructure, including water, sewer, roads, and greenways. Chapter 4 is also used to highlight the Town's historic, cultural, and community resources.

Themes to consider when reviewing chapter 4:

- How did our current Land Use Map influence our current Zoning Map?
- How does our revised Urban Services Boundary compare to our Development Suitability Map and our current water and sewer infrastructure?
- Does the Comprehensive plan adequately cover our transportation system? (Consider reviewing the extended narrative on transportation located in the Appendix.)
- How can the Town use its historic, cultural, and community resources to aid our growth and development through the year 2035?